LOT 20 CYPRESS LANDING S/D
WD 1038-2123, WD 1157-269,

JONES ANTWINE JR/JONES DENISE ANN JOHN
1107 SW JAGUAR DR
LAKE CITY, FL 32025

2026

06-4S-17-08028-120

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

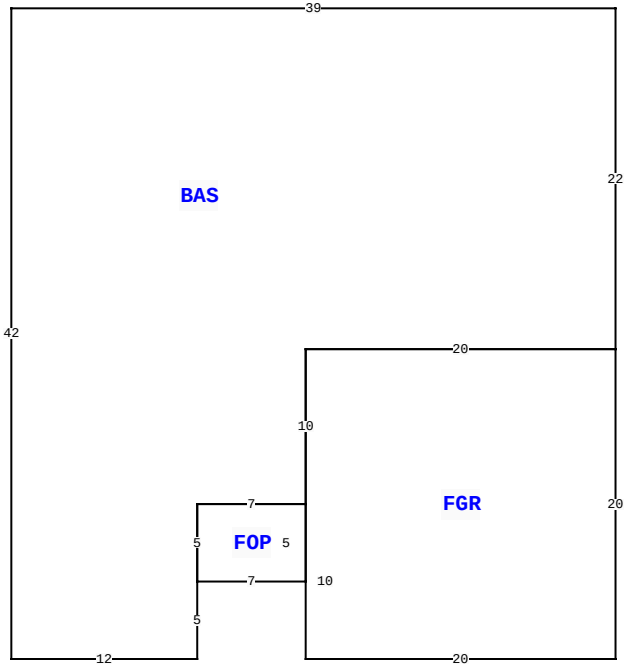
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.1200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,168	100		1,168	125,294
FGR	400	55		220	23,600
FOP	35	30		10	1,073
TOTALS	1,603			1,398	149,967

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,398	116.8000	130.82	182,886	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2009 Heated Area: 1168 HX Base Yr 2009



1107 SW JAGUAR DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		149,967
TOTAL MARKET OB/XF VALUE		1,767
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		174,234
SOH/AGL Deduction		61,310
ASSESSED VALUE		112,924
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		62,202
TOTAL JUST VALUE		174,234
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,062

SALE:1:1: SALE IS FOR 41 LOTS IN CYPRESS LANDING S

PERMIT NUM	DESCRIPTION	AMT	ISSUED
62	SFR	336	02/28/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1157/0269	8/21/2008	WD	Q	I		149,000
GRANTOR: GATEWAY DEVELOPERS OF						
GRANTEE: ANTWINE JONES JR &						
1038/2123	2/15/2005	WD	Q	V	01	535,000
GRANTOR: RFJ PROPERTIES						
GRANTEE: GATEWAY DEVELOPERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 S42 E12 N5 FOP= E7 N5 W7 S5$ N5 E7 FGR= S10 E20 N20 W20 S10$ N10 E20 N22$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	0	0	589.00	UT	3.00	3.00	100	2007	2007	3	100	1,767	

LAND DESCRIPTION

TOTAL OB/XF 1,767

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 09/22/2016 BY DF Total Acres: 0.15 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/20/2025 BY SYS